



Officer Report

Application Number:	HGY/2024/0769
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, Hornsey, London, N6 4LL
Proposal:	Approval of details reserved condition 47 (Construction Contract) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	19/03/2024
Applicant:	4
Agent:	C/O Agent Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731 – Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works – 02/02/2024.

2. CONSULTATION RESPONSE

No consultation required.

3. ANALYSIS/ASSESSMENT

Condition 47 reads:

Prior to commencement of any demolition work on site the following shall be submitted to and approved in writing by the Local Planning Authority: (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building. The demolition and subsequent construction works shall be completed in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the special character of the Highgate Conservation Area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

Pursuant to condition 47, details have been submitted a detailed contract for the demolition and commencement. A recent application (HGY/2024/1418) has also been recently approved from the end user to refine permission to better suit their needs. Discussions have commenced on the pre-commencement above ground works. The details submitted are considered acceptable and in line with the intentions of the condition that reasonable measures are in place to ensure the site does not sit vacant for an extended period.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 47. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.